Int. No. 159

By Council Members Carr and Hanks

A Local Law to amend the administrative code of the city of New York, in relation to recycled paper facilities

Be it enacted by the Council as follows:

Section 1. Section 28-320.1, as amended by local law number 147 for the year 2019, is amended by amending the definition of “covered building” to read as follows:

COVERED BUILDING. The term "covered building" means, as it appears in the records of the department of finance, (i) a building that exceeds 25,000 gross square feet (2322.5 m^2) or (ii) two or more buildings on the same tax lot that together exceed 50,000 gross square feet (4645 m^2), or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 50,000 gross square feet (4645 m^2).

Exceptions:

1. An industrial facility primarily used for the generation of electric power or steam.

2. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than 25,000 gross square feet (2322.5 m^2), as certified by a registered design professional to the department.

3. A city building.

4. A housing development or building on land owned by the New York city housing authority.

5. A rent regulated accommodation.

6. A building whose main use or dominant occupancy is classified as occupancy group A-3 religious house of worship.

7. Real property owned by a housing development fund company organized pursuant to the business corporation law and article eleven of the private housing finance law.

8. A building that participates in a project-based federal housing program.

9. An industrial facility that produces 100 percent recycled paper products from 100 percent recycled paper.

§ 2. This local law takes effect immediately.

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